

 **Uttarayan**  
Developers (P) Ltd.



 **UTTARAYAN**  
**Heights**  
Grandeur Lifestyle



**If u r looking for Good life, rise to toast to sky.**

Set in pitures que in Borsojai Uttarayan heights has a cheerful feeling about it.

Uttarayan Greens is the promise of today and the hope of tomorrow for all those who desire comfort, stylishly blended with mother nature's exquisite architecture. not only promising a refreshing sunrise to a breath taking sunset, Uttarayan Green is also equipped with alll modern amenities so that your homes showcases style and elegance with the warmth of a comforting and cozy feel.

24 hours coffee shop, departmental store, unisex salon, internet cafe, recreation room with variedentertainment sources, pharmacy all under one roof within the campus to reinstate equilibrium in your modern demaning life.

## "In Our Promises"

### Reasons to be in Uttarayan Heights

- Each flat has atleast two balconies.
- Interflowing living and dinning space for openness and efficient space management.
- Flats are prewired for cables and telephones.
- Each blocks has two lifts.
- Generator facility on common areas in all the units.
- No headaches of water logging.
- The sites is only 1 km from NH 37.
- Four and a half km from the politicals center of Assam/I.e Dispur
- Adjacents to Hockey Stadium and walking distance from Saru Sajai Main Stadium.
- Airport is only at half an hour drive distance.
- Ten minutes drive to the ISBT.
- Elite School likes DPS,Gurukul and hospitals like GNRC,Down Town, Sankardev Netralaya are near by.
- The nearby Beltola Market will take care of your groceries.
- The DTO office is at a 5 min drive.
- Evoke the blessing of the Almighty at the sacrecd Balaji Temple which is only 5 min drive from site



LAYOUT OF 1st to 5th Floor



FLAT A-C - 1356 Sqm  
 FLAT D-F - 1318 Sqm

FLAT B - 982 Sqm  
 FLAT E - 995 Sqm



**FLAT G - 1291 Sqm**  
**OPEN TERRACE - 549 Sqm**



**FLAT H- 1201 Sqm**  
**OPEN TERRACE - 355 Sqm**



**LAYOUT OF 6th Floor**



## Specifications

**Building:** Four blocks plus 1 club house

**Structure :**

Seismic resistant RCC framed structure conforming to ISI specification designed by highly experienced structural engineers  
Reinforced concrete slab

**Wall finished :**

Internal : Solid bricks walls with plastered and POP finish  
External : Most modern and elegant permanent outer finish with high quality external paint.

**Flooring :**

All rooms will have vitrified tiles, toilet flooring will have anti-skid ceramic tiles.

**Kitchen:**

Fitting & fixtures superior quality CP fitting granite working platform with 2ft high glazed ceramic tiles above it, stainless steel sink provision for one exhaust fan (without exhaust fan) All plumbing with connection.

**Toilet :**

Glazed tiles in white colour on walls up to door level. Provision for hot & cold water supply system on the master bedroom

**Doors:**

All internal & external door frames in hard wood with flush doors.

**Windows:**

Sliding glass windows with power coated aluminium frame.

**Electrical:**

All copper wiring in PVC concealed conduit. Provision for adequate light & power points as well as telephone & TV outlets. Quality modular switches of ISI marked.

**Water supply :**

Round the clock water supply ensured with underground & over the head tank.

**Fire safety :**

Well equipped with fire alarm/ fighting devices/ extinguishers. A large water reservoir.





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Uttarayan Developers (P) Ltd. believes *"to survive one need to go back to the basics"*. We value our customers and understand their emotions attached to the word HOME so we try to deliver our customers their home at a competitive price. Knowing fully well that any delay in delivery might upset those who rely on us, we keep time factor in mind. The technology used in construction is in fine tune with the advancement made in the art of infrastructure. Although we are into construction, special care is taken that environment is not harmed and to compensate we have focused on rain water harvesting and afforestation.  
Our ongoing and completed projects



## UTTARAYAN ENCLAVE

**Site address :** Uttarayan Heights, Vishnu Rabha Path, Near Ghoramara Chariali, Borsojai, Guwahati - 34

**Corporate address :** Uttarayan Developers (P) Ltd. Maa Padma Commercial Complex, House no. 289, A.T. Road, Bharalumukh, Guwahati - 781009  
Contact no : 98540 60701/02, 98640 31390 (M), 0361 2735464 (O) e-mail : [info@uttarayangroup.com](mailto:info@uttarayangroup.com) [www.uttarayangroup.com](http://www.uttarayangroup.com)

**Architects :**  
Banka & Associates, G.S. Road, Guwahati

**Geotechnical Consultant :**  
Soil & Foundation, Guwahati

**Structural Engineers :**  
Oriental Engineers, Guwahati

This brochure is conceptual and not a legal offer and gives only bird's eye view of the project. The content in this brochure, including the buildings, elevations, areas, designs, layouts, specifications etc. are tentative and are merely indicative in nature and are subject to variations and modifications by Uttarayan Developers (P) Ltd. or the competent authorities, statutory and otherwise.